



HUNTERS®
HERE TO GET *you* THERE

Folly Lane, Stroud | £539,995
Call us today on 01453 764912



Energy rating and score

This property's energy rating is D. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters Estate Agents are delighted to present this charming 1930s detached home with stunning views towards Stroud. Blending character with modern living, it offers three bedrooms plus a versatile attic office, two spacious reception rooms with wood burner, an extended kitchen/breakfast room, downstairs WC, and a stylish bathroom (2021). Energy-efficient features include a Nest smart system and solar thermal panels. Outside, the landscaped terraced garden boasts decking, patio, lawn, and seating areas, perfect for entertaining and relaxing. A converted garage adds valuable flexibility as a studio, workspace, or successful Airbnb, currently generating approx. £1,000 per month. Ideally located within walking distance of Stroud town centre, schools, and amenities, this home combines lifestyle, convenience, and opportunity.

SITUATION

Folly Lane is convenient for town, there is therefore easy access to the comprehensive shopping and leisure facilities in Stroud as well the mainline rail link to London Paddington. Selsley Common & Rodborough Common also provides ideal dog walking territory along with options for other leisurely pursuits. There are local schools such as Uplands Community Primary and The Rosary Catholic Primary School, also, Gastrells Primary School and Rodborough Community Primary School, Marling Grammar School and Stroud High School for girls.

SUMMARY

Hunters Estate Agents are delighted to present this charming 1930s detached home, situated in a highly sought-after location with beautiful views towards Stroud. Full of character and warmth, this property is ideal for first-time buyers and families alike, offering both comfort and convenience. Schools, local amenities, and the town centre are all within easy reach, making this an excellent choice for those who value community and accessibility.

Inside, the property has been thoughtfully arranged to suit modern living while retaining its period charm. The accommodation includes three generous bedrooms, with the main bedroom enjoying direct access to a versatile attic room currently used as a home office. Two light and spacious open-plan reception rooms provide the perfect setting for family life and entertaining, with a cosy wood burner creating a welcoming focal point. The extended kitchen and breakfast room is ideal for everyday living

and culinary pursuits, while a useful downstairs WC and an inviting hallway complete the ground floor. Upstairs, a stylish bathroom, fitted in 2021, adds a contemporary touch. Added comforts include a solar thermal system and Nest smart heating, blending efficiency with ease of living.

Outside, the property enjoys a beautifully terraced garden that makes the most of the far-reaching views towards Stroud. Thoughtfully landscaped, it features a decking area with French doors leading directly into the house, a patio for outdoor dining, and a further seating area perfect for relaxing in the sun. The garden also includes areas of lawn, well-stocked bedding area & storage, offering plenty of colour and interest throughout the seasons. Ideal for a keen gardener or those who love to entertain outdoors, this is a space to be enjoyed all year round.

The property also benefits from a converted former garage, now offering a highly flexible space that can be used as an artist's studio, dedicated workspace, or Airbnb rental. The current owners have successfully run it as guest accommodation, charging £50 per night during the week, £60 on weekends, and £70 on bank holidays, generating approximately £1,000 per month after tax.

Blending character with convenience, and with Stroud town centre just a short stroll away, this property offers the perfect balance of lifestyle and location.

TENURE
Freehold

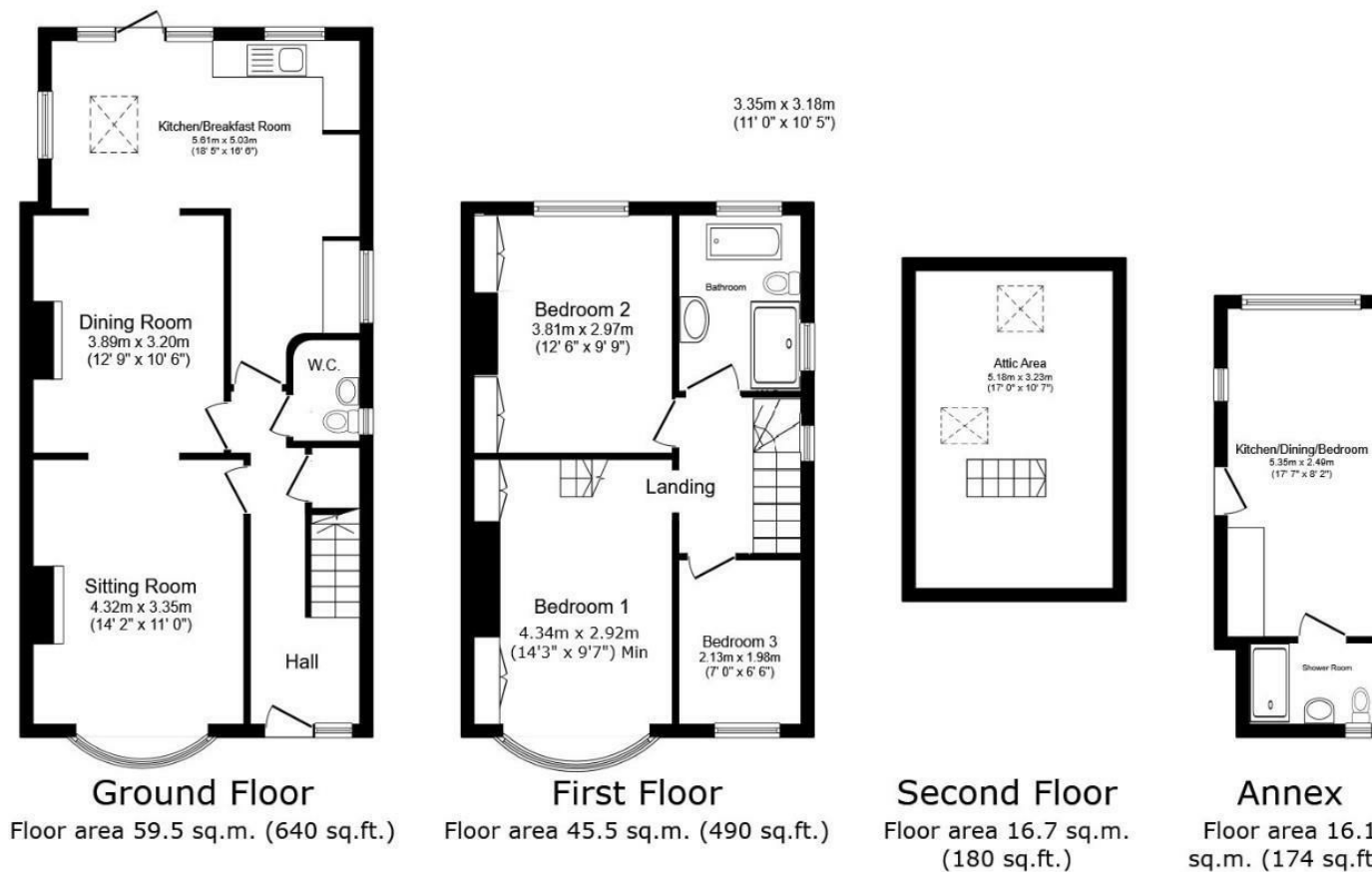
COUNCIL TAX BAND
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SOCIAL MEDIA

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

GOLD AT BRITISH PROPERTY AWARDS

We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at stroud@hunters.com for a free valuation.



Total floor area: 137.8 sq.m. (1,484 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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